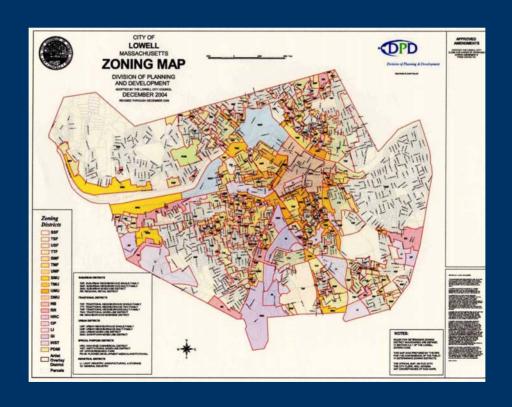
# City of Lowell Zoning Ordinance Revisions April 2006



## Intent and Objectives of the Zoning Ordinance Revisions

- Discourage inappropriate infill development and tear-downs of existing buildings in established residential neighborhoods.
- Allow new development that reflects existing neighborhood character.
- Implement goals of the master plan, including a lifetime of housing opportunities, vibrant downtown, economic development, etc.

### Impacts of the 2004 Zoning Changes: Centralville

#### **OLD ZONING**

M3: 97 Hildreth Street



#### **NEW ZONING**

TSF: 91 Hildreth Street



### Impacts of the 2004 Zoning Changes: Pawtucketville

#### **OLD ZONING**

SM2: 36 Riverside Street



#### **NEW ZONING**

TTF: 67 Mt. Hope Street



### Impacts of the 2004 Zoning Changes: South Lowell

#### **OLD ZONING**

TF: 14 Gaudreau Street



#### **NEW ZONING**

TTF: 34 Billerica Street



### Impacts of the 2004 Zoning Changes: Belvedere

#### **OLD ZONING**

TF: 408 High Street



#### **NEW ZONING**

TTF: 137 Rogers Street



### Impacts of the 2004 Zoning Changes: The Acre

#### **OLD ZONING**

UM2: 106 Mt. Vernon Street



#### **NEW ZONING**

TMF: 125 Mt. Vernon Street



### Impacts of the 2004 Zoning Changes: Institutional Properties

#### **OLD ZONING**

SM2: 50 Liberty Street



#### **NEW ZONING**

TMU: 100 Rogers Street



### Impacts of the 2004 Zoning Changes: Highlands

#### **OLD ZONING**

SM2: 446 Westford Street



#### **NEW ZONING**

TMF: 449 Westford Street



### Proposed Zoning Amendments Phase I: Immediate Implementation

- 1. Increase minimum lot area per dwelling unit in the TTF and TMF districts
- 2. Double required useable open space in TTF and TMF districts
- 3. Redefine parking requirements to require the greater of 2.0 spaces per unit or 0.75 spaces per bedroom
- 4. Institute a special permit process in cases where public offstreet parking areas are used to meet requirements for residential projects in UMU, UMF, TMU, INST, & NB districts
- 5. Establish specific criteria for consideration by the ZBA and Planning Board in reviewing special use permit applications
- 6. Define and regulate narcotic detoxification and maintenance facilities
- 7. Establish a new special permit for projects which create two or more new dwelling units on sites with an existing residence
- 8. Technical clarifications to section 5.1.7(1) and 5.2.6(1)

### Proposed Zoning Amendments Phase II: Implementation Within Six Months

- Design review solutions:
  - Formalize staff design review
  - Introduce Design Review Board
  - Additional special permits
- Form-based codes and mandated design standards:
  - Front façade treatments and fenestration requirements
  - Porch /projection standards
  - Location and number of structures on a lot
  - 'Lot frontage per dwelling unit' requirement
- Implementation of goals from "Pawtucketville Neighborhood Plan" and "Envisioning Centralville" planning processes

